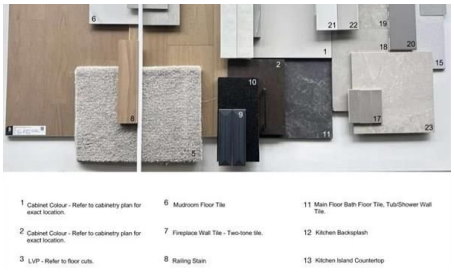
92 Herron Way NE

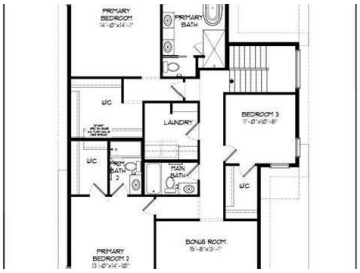
Calgary | Active | MLS® A2352771

$1,289,000









Bedrooms	Bathrooms	Year Built	Living area
6	**6**	**2026**	**3,036.25 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Welcome to 92 Herron Way NE, an exceptional brand-new estate home by Brookfield Residential in the sought-after community of Livingston. Featuring the impressive Castello floor plan, this home offers over 4,200 sq. ft. of total developed living space, including 4 bedrooms, 4.5 bathrooms above grade and a fully developed 2-bed & 1-bath legal basement suite, and a triple attached garage. Backing onto green space, this stunning walkout property combines sophisticated finishes, expansive living areas, and exceptional flexibility for families or investors. The main floor showcases a thoughtfully designed open-concept layout, highlighted by a spectacular great room with soaring 10' ceilings, a gas fireplace, and expansive rear-facing windows overlooking green space. The gourmet kitchen features full-height cabinetry, built-in appliances, a gas cooktop, and generous preparation space, complemented by a separate spice kitchen with its own range. The adjoining dining area is ideal for entertaining, while the elevated rear deck with vinyl decking extends the living space outdoors. A main-floor bedroom with a private 4-piece ensuite and walk-in closet provides an excellent option for guests or multi-generational living. On the upper level, the spacious primary suite offers a private retreat complete with a walk-in closet and luxurious 5-piece ensuite featuring dual vanities, a soaking tub, and a walk-in shower. Two additional bedrooms each feature walk-in closets, with one offering its own ensuite and the other conveniently served by a full bathroom. A generous bonus room provides the perfect space for family movie nights or relaxation, while a dedicated laundry room completes this thoughtfully designed level. The fully developed walkout basement features a legal 2-bedroom suite with its own kitchen, living area, full bathroom, and separate laundry room. Large windows invite natural light into the space, while direct outdoor access enhances privacy and independence, making it ideal for extended family or potential rental income. Completing this exceptional property is a triple attached garage and a desirable location backing onto green space, with a northeast-facing backyard and southwest-facing front exposure. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Situated near Livingston's parks, pathways, and community amenities, this remarkable home offers the perfect balance of luxury, functionality, and modern family living. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers an exciting opportunity to enjoy brand-new living in one of Calgary's most desirable developing communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352771
Bedrooms	6
Bathrooms	6
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,036.25 sq. ft.
Main Level Finished Area:	1,474 sq. ft.
Upper Level Finished Area:	1,562.25 sq. ft.
Below Grade Finished Area:	1,192 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,118 sq. ft.
Lot Frontage:	42'3 1/8 "
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	3
Plan:	0

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$464.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	SUITE APPLIANCES - Dishwasher, Microwave Hood Fan, Refrigerator, Range
Restrictions:	None Known

Main Floor	Great Room · 18' × 14' ·
Main Floor	Dining Room · 20'6" × 10'7" ·
Main Floor	Flex Space · 10' × 8'4" ·
Main Floor	Bedroom · 11'11" × 10'8" ·
Upper Level	Bonus Room · 15'8" × 13'1" ·
Upper Level	Bedroom - Primary · 14'1" × 14' ·
Upper Level	Bedroom · 14' × 13' ·
Upper Level	Bedroom · 11' × 10'8" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Living Room · 17' × 16'4" ·
Lower Level	Dining Room · 10' × 8'1" ·
Lower Level	Bedroom · 12'10" × 11'3" ·
Lower Level	Bedroom · 12'10" × 10'5" ·
Lower Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Irregular Lot, Private
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N

Zoning:	R-G
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/92-herron-way-ne-calgary-a2352771/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.